

3950 EAST SUNSET ROAD

LAS VEGAS, NV 89120



END CAP SPACE AVAILABLE

FOR LEASE

3950 East Sunset Road, Las Vegas, NV 89120

PROPERTY HIGHLIGHTS

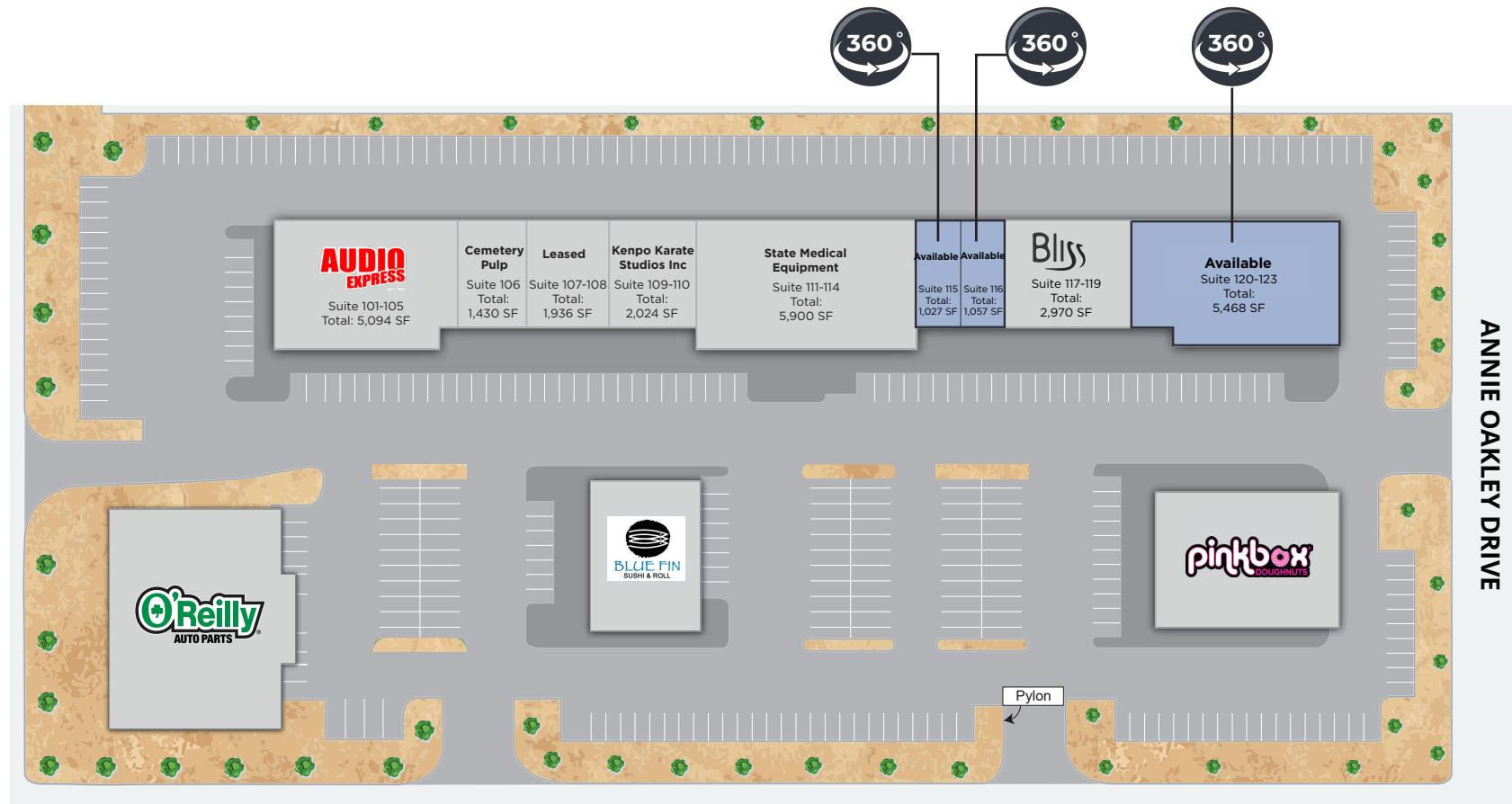
- Multiple suites available, including a spacious 5,468 square foot former gym.
- Current co-tenants: O'Reilly Auto Parts, Blue Fin Sushi & Roll, Bliss Salon, and Audio Express.
- Adjacent to Pinkbox Doughnuts, serving as a shadow anchor.
- Conveniently located near Harry Reid International Airport, Sunset Regional Park, and a variety of retail options.



DEMOGRAPHICS

Population	Median HH Income	Median Home Value	Total Households	Average Size Household
13,890 within 1 Mile	\$50,346 within 1 Mile	\$385,618 within 1 Mile	6,207 within 1 Mile	2.24 within 1 Mile
147,909 within 3 Miles	\$61,201 within 3 Miles	\$316,304 within 3 Miles	59,033 within 3 Miles	2.49 within 3 Miles
410,305 within 5 Miles	\$56,942 within 5 Miles	\$311,532 within 5 Miles	167,001 within 5 Miles	2.44 within 5 Miles

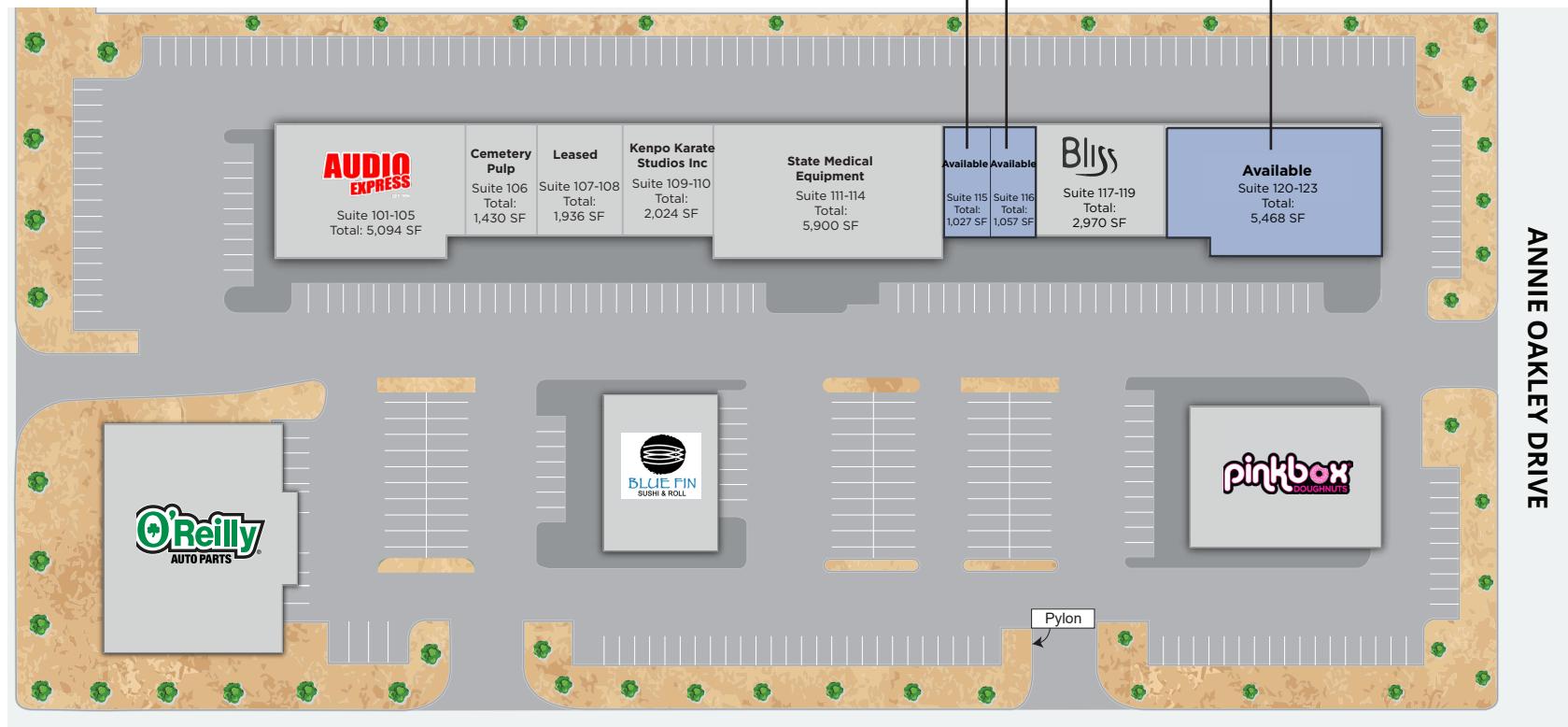
SITE PLAN



SUITE	Suite 101-105	Suite 106	Suite 107-108	Suite 109-110	Suite 111-114	Suite 115	Suite 116	Suite 117-119	Suite 120-123
TENANT	Audio Express	Cemetery Pulp	Leased	Kenpo Karate Studios Inc.	State Medical Equipment	AVAILABLE	AVAILABLE	Bliss	AVAILABLE
SF TOTAL	5,094	1,430	1,936	2,024	5,900	1,027	1,057	2,970	5,468

SITE PLAN

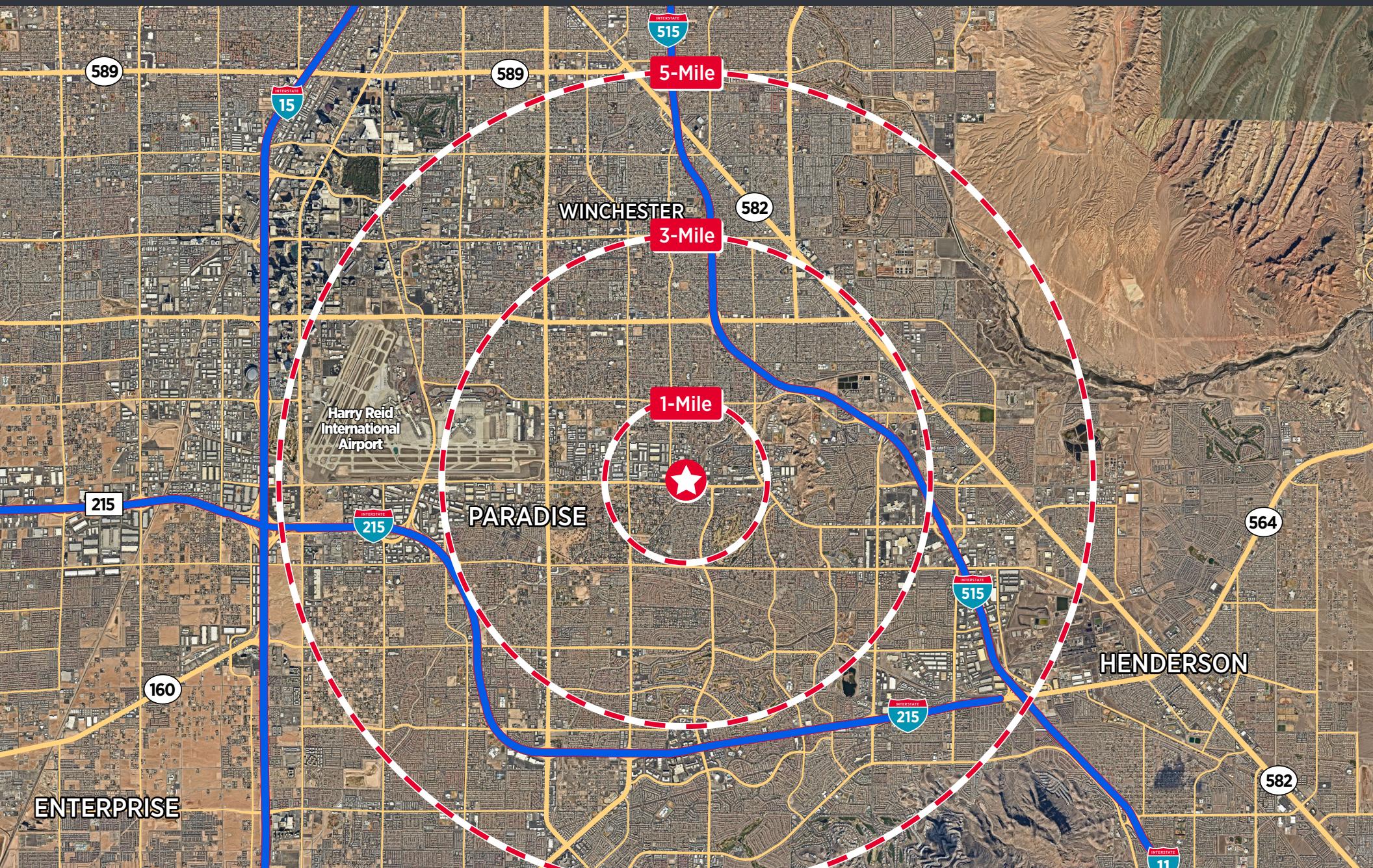
SUITE	TENANT	SF TOTAL
Suite 101-105	Audio Express	5,094
Suite 106	Cemetery Pulp	1,430
Suite 107-108	Leased	1,936
Suite 109-110	Kenpo Karate Studios Inc.	2,024
Suite 111-114	State Medical Equipment	5,900
Suite 115	AVAILABLE	1,027
Suite 116	AVAILABLE	1,057
Suite 117-119	BLISS	2,970
Suite 120-123	AVAILABLE	5,468



TRADE AREA MAP



AERIAL MAP



CONTACT



Scot Marker

Director - Retail
NV License S 0034109
Direct: +1 702 688 6890
Mobile: +1 702 592 5030
Fax: +1 702 796 7920
scot.marker@cushwake.com

6725 Via Austi Pkwy., Suite 275
Las Vegas, NV 89119 | USA
cushmanwakefield.com

3950
EAST SUNSET ROAD
LAS VEGAS, NV 89120

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